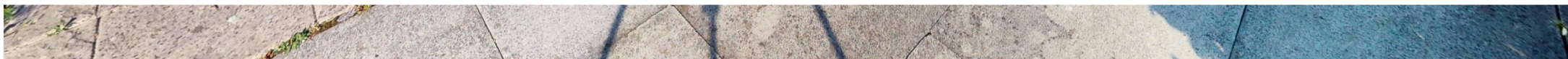




**4, Heyes Grove, Rainford, WA11 8BW**

**£350,000**

*David  
Davies* **D** *Collection*



## 4, Heyes Grove, Rainford, WA11 8BW

- EPC:E
- Council Tax Band:D
- In Need Of Modernising
- Conservatory
- Three Bedrooms All Of Good Size
- Freehold
- Detached Property
- Two Spacious Reception Rooms
- Kitchen With Integrated Appliances
- Large Well Maintained Rear Garden

David Davies Sales & Lettings is delighted to welcome to market this stunning three bedroomed detached property on Heyes Grove.

Rarely do properties become available for sale in this quiet cul-de-sac just off Heyes Grove, which is located within the centre of Rainford village.

The ground floor comprises; Entrance hallway, front reception room with bay fronted windows, leading through the specially made double doors into the larger second reception room which has feature fireplace and patio doors, allowing an abundance of natural light into the property and overlooking the beautiful rear garden. The ground floor has a spacious kitchen with integrated appliances, sun room, utility room and a cloakroom W.C.

To the first floor there are three generous sized bedrooms, all of which have fitted wardrobes saving on lots of space. The smaller bedroom has a shower en-suite and there is a three piece family bathroom which completes the first floor.

To the rear is a beautiful, low maintenance garden which can be accessed via the lounge, sun room or through the side. The detached garage is perfect for all your storage needs. There are gardens to the front and rear with off road parking for at least two cars .

Homes in this location do not come to market often, so please call our office today to secure an early, essential viewing.

EPC:E







**David Davies**

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*David Paul Davis*

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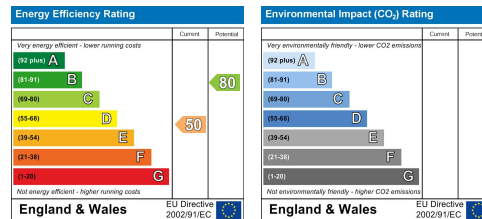
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Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

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